

INTRODUCTION

In compliance with the 1990 Georgia Solid Waste Management Act Fayette County and each of its municipalities developed and adopted separate solid waste management plans in 1993. At this time, each entity is individually implementing their solid waste plans and reduction programs.

In 1998, as updates to the 5-year Implementation and Financing Element were being prepared, Keep Fayette Beautiful (KFB) called a meeting of county and municipal staff to consider a comprehensive solid waste management plan. The consensus among the group was that a comprehensive planning effort addressing unincorporated Fayette County, Brooks, Fayetteville, Peachtree City, Tyrone and Woolsey would establish a central effort to address solid waste, discover areas where efforts could be consolidated and at the very least, provide one document where information on solid waste planning efforts for the entire county could be found.

This planning effort should not be construed as an attempt to usurp any one of the participating municipalities' powers to control its own jurisdiction. Solid waste programs initiated by each of the jurisdictions should continue. Rather, this effort should be viewed as an attempt to develop an ongoing dialogue between the participating municipalities and create a consolidated planning and implementation process.

The 1990 Georgia Solid Waste Management Act sets two basic goals:

1. Achieve a 25 percent reduction in the solid waste generation; and
2. Ensure adequate solid waste handling capability and capacity for the subsequent ten-year period.

While the state did not meet the 25 percent reduction goal by July 1, 1996, the Attorney General confirmed that the reduction goal does still exist. The basic premise of the Act is to educate and encourage residential and nonresidential generators of solid waste to reduce the amount of solid waste by the best means possible. These means could include, but are not limited to, source reduction, reuse, recycling and mulching/composting. The Act also encourages municipalities to join together to develop multi-jurisdictional or regional solutions.

POPULATION

The Atlanta Regional Commission (ARC) is the Regional Development Center (RDC) for the Atlanta Metropolitan Area. The ARC prepares population projections for municipalities under its jurisdiction. The ARC estimates that Fayette County had a population of 78,850 in 1995 with a projection of 95,900 in 2000 and 133,100 in 2010. This is an average annual increase of 4.0 percent from 1995 to 2000 and 3.35 percent from 2000 to 2010. These projections will be used for the purposes of this plan.

EXISTING CONDITIONS AND LAND USE

Fayette County is predominantly a residential county. The Fayette County Tax Assessors Office reports in 1998 that of the 32,638 parcels in Fayette County 96 percent are classified as residential and 4 percent are classified as nonresidential.

Fayette County is viewed as a bedroom community of the Atlanta metropolitan area. Without an interstate highway, Fayette County has not experienced the large-scale industrial/distribution development or the regional commercial development that has occurred in south Fulton and Clayton Counties.

Fayetteville and Peachtree City are served by a public sewage system. Unincorporated Fayette County, Brooks, Tyrone and Woolsey for the most part depend on individual septic tanks for sewage disposal. Nine businesses in the town center of Brooks are served by a community septic system. As a result the most intense residential and nonresidential development has occurred in Fayetteville and Peachtree City.

RESIDENTIAL LAND USE

Residential land use densities in Fayette County range from multi-family development in the Cities of Fayetteville and Peachtree City to five-acre single-family agricultural-residential tracts mainly scattered throughout the unincorporated county. As of April of 1998 there were approximately 30,000 total housing units in all of Fayette County. The following is a brief summary of residential land use ranges for the county and each of the municipalities.

Brooks: Single-family residential land use densities in Brooks range from a minimum of one unit per one-half acre around the town center to one unit per five acres in the remainder of the town. There is no multi-family development in Brooks. Brooks contains approximately 160 total housing units.

Fayette County (Unincorporated): Single-family residential land use densities in unincorporated Fayette County range from a minimum of one unit per acre to one unit per five acres. There is no multi-family residential development in the unincorporated county. There are seven mobile home parks containing approximately 1,900 mobile homes. The unincorporated county contains approximately 14,880 total housing units.

Fayetteville: Single-family residential land use densities in Fayetteville range from a minimum of one unit per one-quarter acre to one unit per acre. There are approximately 740 multi-family units in Fayetteville. Fayetteville contains approximately 4,500 total housing units, 20 percent multi-family and 80 percent single-family.

Peachtree City: Single-family residential land use densities in Peachtree City range from a minimum of one unit per one-quarter acre to one unit per three acres. There are approximately 1,360 multi-family units in Peachtree City. Peachtree City contains approximately 10,700 total housing units, 13 percent multi-family and 87 percent single-

family.

Tyrone: Single-family residential land use densities in Tyrone range from a minimum of one unit per acre to one unit per three acres. There is one two-family attached development consisting of 30 units. A proposed development which is currently going through the approval process proposes approximately 300 units with lot sizes ranging from one third acre to one half acre. This development may utilize an on-site sewage system. Tyrone contains approximately 1,250 total housing units.

Woolsey: Single-family residential land use densities in Woolsey range from a minimum of one unit per acre to one unit per five acres. There is no multi-family development in Woolsey. Woolsey contains approximately 45 total housing units.

COMMERCIAL LAND USE

A survey of commercial development in Fayette County indicates those large centers of 7,000 or more square feet are located in Unincorporated Fayette County, Fayetteville and Peachtree City. Fayetteville contains the largest amount of commercial development (2,104,501 sq. ft.) followed by Peachtree City (653,988 sq. ft.) and Fayette County (338,300 sq. ft.) (See Table 1.).

INDUSTRIAL LAND USE

Peachtree City Industrial Park contains the greatest amount of industrial development and the largest scale industrial development in Fayette County. This development consists of large scale manufacturing and processing plants, as well as, a National Weather Service facility and a FAA facility now under construction. The Peachtree City Industrial Park consists of approximately 3,000 acres and contains approximately 3,227,750-sq. ft. of industrial development (See Table 2.).

Industrial development in Fayette County, Fayetteville and Tyrone consists of small-scale service oriented businesses. The Kenwood Business Park (234 acres) and the Lee Center (50 acres) located in unincorporated Fayette County contain a concentration of these businesses. In Fayetteville these businesses are located in the Industrial Way Industrial Park, the East Fayette Industrial Park and along Georgia Avenue and total approximately 41 acres. The Shamrock Industrial Park (75 acres) is the location of these businesses in Tyrone.

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TABLE 1.
COMMERCIAL CENTERS OVER 7,000 SQUARE FEET

Center	Location	Total Square Footage
Guthrie Plaza	Fayette Co.	16,800
Governor's Walk	Fayette Co.	13,800
J&R Plaza	Fayette Co.	44,000
Kenwood Plaza	Fayette Co.	80,900
Peachtree East	Fayette Co.	142,000
Rainbow Center	Fayette Co.	40,800
	Subtotal	338,300
Banks Crossing	Fayetteville	346,668
Banks Station	Fayetteville	180,000
Fayette Center	Fayetteville	24,095
Fayette Corners	Fayetteville	161,266
Fayette Pavilion	Fayetteville	933,996
Fayette Place	Fayetteville	70,000
Fayetteville Towne Center	Fayetteville	94,036
Highway 85 Plaza	Fayetteville	47,000
Glynn-Hood Plaza	Fayetteville	40,240
Hudson Plaza II	Fayetteville	80,000
Ingles	Fayetteville	44,000
N. Fayette Center	Fayetteville	42,000
Sherwin Williams	Fayetteville	19,000
Triangle Plaza	Fayetteville	7,000
Williamsburg Center	Fayetteville	15,200
	Subtotal	2,104,501
Aberdeen Village	Peachtree City	36,000
Braelinn Village	Peachtree City	254,000
Kedron Village	Peachtree City	124,000
Peachtree Crossing	Peachtree City	105,100
Peachtree Point	Peachtree City	13,480
Westpark Walk	Peachtree City	97,408
Willow Bend	Peachtree City	24,000
	Subtotal	653,988
	TOTAL	3,096,789

Source: Fayette County Planning Department, Fayetteville Planning Department and Peachtree Department of Engineering

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TABLE 2.
MAJOR TENANTS OF PEACHTREE CITY INDUSTRIAL PARK

Tenant	Total Square Footage
Alenco	150,000
Avery Dennison	200,000
Cooper Lighting	450,000
FAA	88,000
Formtec	47,000
G.S. Roofing	170,000
Gardener Denver	126,000
Hella	66,000
Hoshizaki	155,000
Lawson Mardon	105,600
M.A. Industries	150,000
NCR	350,000
Panasonic	210,000
Paschall	170,000
Photocircuits	250,000
Sealed Air Corp.	92,000
TDK	408,000
Wilden Plastics	40,150
TOTAL	3,227,750

Source: Peachtree City Department of Engineering

OFFICE LAND USE

Peachtree City contains the greatest amount of office development in Fayette County. Office park development in Peachtree City consists of approximately 450 acres and contains approximately 323,500-sq. ft. of office space (See Table 3.).

TABLE 3.
OFFICE PARKS IN PEACHTREE CITY

Office Park	Total Square Footage
Brookside	61,000
Eastbrook	24,000
Jefferson Corners	18,500
Line Creek	8,000
Oak Manor	24,000
Petrol Point	14,000
Prime Point	29,000
Steven's Entry	16,000
Westpark	129,000
TOTAL	323,500

Source: Peachtree City Department of Engineering

In Fayetteville approximately 34 acres are developed for office uses. These areas are located along Jeff Davis Drive and S.R. 85 and in the Lafayette Center office park. Three developments in unincorporated Fayette County are devoted to office development; Governors Square (7.5 acres), Peachtree Corners (15 acres) and Carnegie Place (18 acres).